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Comments: I own several properties at the Trails End and Powderhorn complexes, for both short term rentals and as a personal residence. Both of these complexes border the proposed site of the new Frontier Gondola at the base of Peak 9. I want to provide my complete support for the new Gondola project, as proposed during the presentation on May 22. These projects - including the Gondola and C-Chair replacement - need to be accelerated and completed without further delay.

I am very happy to see Vail Resorts finally invest in the Peak 9 base area as it has been severely neglected for well over a decade. The gondola and proposed changes to the learning terrain will greatly improve the experience for beginners and experts alike, as it will reduce congestion on the lifts and base area.

I believe the location would be much better suited in the actual Maggie building, lower on the hillside and closer to Maggie Pond. This would allow easier access for all skiers as the elevation would be lower, including all of the pedestrian traffic from Main Street, Main Street Station, Marriott and the Columbine Village area (more than a dozen complexes). This lower location would also avoid the need for the Gondola to traverse over the existing Quicksilver lift and would avoid needing to adjust the hillside grade with obtrusive and significant retaining walls. Further, the lower location would result in less noise for Trails End and the Cedars.

It is important that elements of the proposal remain unchanged, namely the following:

Significant measures need to be taken to mitigate noise control, including having all engine/machine room at the mid-station, not the base station. The base area is too close to a high-density residential area to locate loud equipment.

Allowing free and unobstructed access from nearby properties, including Trails End. While the base station of the Gondola will require grade adjustments, these should be limited to ensure access remains during the summer and winter seasons.

It is important that the gondola continues to have the mid-station and upper-stations, allowing access to the Mercury, Falcon and the forthcoming C replacement. This allows the Gondola to serve both beginners and more advanced skiers who are trying to get to other lifts that serve more advanced terrain.

Removal of random sheds around the area, currently near the top of the magic carpet area. The surrounding landscape needs to be maintained - for far too long Vail Resorts has dumped equipment and other materials, such as fencing, on the hillside, which is an eyesore. Often this has crept onto the Upper Village HOA land -- which is not authorized.

You may receive complaints about the proposed location from various adjoining property owners who currently park, unauthorized, in this area during the summer (specifically from the Village and Chateau). This unauthorized "parking lot" is an eyesore and travesty that so many cars park on the base ski slope area during the summer. It significantly detracts from the area aesthetics, makes hiking less enjoyable, destroys the natural grasses that are trying to grow, leading to more erosion, results in more trash and should not be permitted to continue. There are paid parking lots across the street, but unfortunately the Village at Breckenridge appears to instruct their owners & guests to just park in the ski area land, as if it was their own private parking lot, because their building was not constructed to accommodate an appropriate number of vehicles in their onsite parking garage. One summer weekend I counted nearly 100 cars parked in the ski area, including people camping. I am hopeful the new gondola facility will prevent this unauthorized use of the area and that Vail will

provide more oversight of the land they have a special use permit to use for ski operations. One would soon expect a claim of adverse possession and constructive easement if these activities are not stopped soon.

I also hope Vail Resorts, in collaboration with the Town of Breckenridge, the Forest Service, and nearby property owners can invest in the surrounding buildings and Maggie pond area. It is one of the few places in Breckenridge that has not been maintained and is completely inconsistent with the mountain aesthetic. It has become a dilapidated eyesore of concrete walls surrounding the pond, exposed utility lines, abandoned sheds (for ice skate rentals - which hasn't been used in decades), floating pipes (the green pipe floating in the pond?) etc. I appreciate the complicated nature of property ownership around Maggie Pond, but the pond and the upstream Blue River area is one of the most important features at the nexus of the ski area and the Town of Breckenridge. Investment in the base of Peak 9 needs to include beautification of Maggie Pond and the creation of more pedestrian walkways and nature trails. This is a fantastic opportunity to improve Maggie Pond, the bridge systems, the Blue River and wetlands nearby etc, like what the town has down on the Lower Blue near Airport road.

Please don't let a few comments deter you from advancing these important projects. Properties in this area were purchased knowing they are in a high-density resort area, with the primary benefit being the close proximity to the ski area operations. One cannot now complain about the potential proximity to ski lifts.